

## CHICAGO PLAN COMMISSION

121 North LaSalle Street  
10:00 A.M.  
City Council Chambers  
2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602  
July 19, 2018  
MINUTES

### PRESENT

Terry Peterson &  
Laura Flores\*  
Sarah Lyons\*  
Gary Gardner\*  
Mike Kelly\*  
Alderman Walter Burnett  
Linda Searl\*  
Smita Shah  
Alderman Tom Tunney\*  
Martin Cabrera\*  
David Reifman  
Raul Garza\*  
Alderman Daniel Solis  
Fran Grossman\*  
Alderman Edward Burke

### ABSENT

Alderman Proco Joe Moreno  
Les Bond, Jr.  
Alderman Joseph Moore  
Mayor Rahm Emanuel  
Rebekah Scheinfeld  
Reverend Albert Tyson

- A. The Chairman called the July 19, 2018, Regular Hearing of the Chicago Plan Commission, to order at 10:10 AM and then undertook a roll call to establish the presence of a quorum; the hearing commenced with 10 members present(\*). A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record.
- B. A motion by Terry Peterson, seconded by Raul Garza, to approve the Minutes of the June 21, 2018, Regular Hearing of the Chicago Plan Commission, was approved by an 10-0 vote.
- C. A motion by Linda Searl, seconded by Laura Flores, to approve the following matters, pursuant to the Inter-Agency Planning Referral Act, was approved by a 10-0 vote.

### Adjacent Neighbors Land Acquisition Program

1. A resolution recommending a proposed ordinance authorizing Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 3357 West Monroe Street to Anna K, Lunceford Stunkel (18-046-21; 28<sup>th</sup> Ward).
2. A resolution recommending a proposed ordinance authorizing Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 3643 South Prairie Avenue to Matthew Szonlagh (18-046-21; 3<sup>rd</sup> Ward).

### Negotiated Sale

1. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 2814 West Van Buren Street to 340 California Property Group, Inc. (18-047-21; 27<sup>th</sup> Ward).

### Disposition

1. A resolution recommending a proposed ordinance authorizing a disposition of city-owned parcel, generally located at 3100-3120 South Halsted Street to Glazier Project LLC-Bridgeport (18-049-21; 11<sup>th</sup> Ward).

### Tax Increment Finance District

1. A resolution recommending a proposed ordinance authorizing a land use map amendment to the 24th/ Michigan Tax Increment Finance of City of Land, generally located at Cullerton Street to the north, the Stevenson Expressway on the south, Prairie Avenue on the east, Wentworth Avenue, and the Metra Northwest Illinois Rail Corp. on the west (18-048-21; 3<sup>rd</sup>, 4<sup>th</sup> and 25<sup>th</sup> Wards)

### D. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:

1. A motion by N/A, seconded by N/A, to defer the following item: a proposed planned development, submitted by GW Property Group LLC, for the property generally located at 1750 North Western Avenue, was approved by an 10-0 vote. The site is currently zoned M1-1/M1-2 (Limited Manufacturing/Business Park District) and C1-2 (Neighborhood Commercial District). The applicant proposes to rezone the site to B3-5 (Community Shopping District) before establishing a Planned Development to permit the construction of a 7-story, 85' building with approximately 9,000 square feet of retail, 123 dwelling units and 42 accessory, vehicular parking spaces (19559; 1st Ward)
2. A motion by Linda Searl, seconded by Sarah Lyons, to approve technical amendment to Planned Development 1337, submitted by Alderman Joe Moreno of the 1<sup>st</sup> Ward, for the property generally located at 1640-1664 West Division Street, was approved by a 10-0 vote. The applicant is proposing to correct an error in the previously submitted ordinance regarding the boundary description. No changes to the planned development exhibits or the bulk table are required as a result of this amendment and will remain unchanged prior to re-establishing PD 1337, as amended (1<sup>st</sup> Ward)
3. A motion by Raul Garza, seconded by Fran Grossman, to approve a proposed technical amendment to Residential Business Planned Development No. 1247 submitted by the Applicant, 2501 Armitage LLC. The property generally located at 2501 W. Armitage Avenue, was approved by a 9-0 vote. The amendment to the planned development would allow tavern use and the sales of package goods to allow for the establishment of a new

business at the subject site. The applicant would be renovating one of the existing tenant spaces in the existing building no bulk or density changes are proposed as part of this technical amendment (1<sup>st</sup> Ward; 19691)

4. A motion by Terry Peterson, seconded by Sarah Lyons, to approve a proposed Planned Development, submitted by Ickes Master Developer JV LLC, for the property generally located at 1-23 West Cermak Road; 2210-2458 South State Street; 2401-2459 South Dearborn Street; 2301-2359 South Federal Street; 2301-2309 South State Street; 1-9 East 23rd Street; 1-53 West 23rd Street; 2-24 West 23rd Street; and, 34-54 W. 24th Street, was approved by an 13-0 vote. The applicant proposes to rezone the approximately 20-acre site from C2-3, RM-5, DX-3 and M1-3 to a unified DX-3, prior to establishing the Planned Development. The Planned Development will establish five subareas (A, B, C, D, E) with a maximum of 972 dwelling units, ground floor commercial space and accessory parking spaces to be built in phases. Phase I will include a portion of Subarea B to be located at the intersection of proposed West 23rd Place and South State Street and will authorize the construction of a 6-story, 81' tall building with ground floor commercial space, 228 dwelling units and 61 accessory, vehicular, parking spaces (19186:3rd Ward)
5. A motion by Walter Burnett, seconded by Terry Peterson, to a proposed amendment to planned development No. 919, submitted by Cicero Senior Lofts, LLC, for the property generally located at 4801-4859 South Cicero Avenue, was approved by a 8-2vote. The site is currently zoned Planned Development No. 919 and the applicant proposes to rezone the site to Planned Development No. 919, as amended. The applicant proposes to construct a 4-story, 45' tall building with 62 elderly housing units, 40 accessory, vehicular parking spaces prior to re-establishing PD 919, as amended (19607: 14<sup>th</sup> Ward)
6. A motion by Smita Shaw, seconded by Raul Garza, to approve a proposed planned development, submitted by Mark Goodman & Associates, Inc., for the property generally located at 310-328 North Sangamon Street and 933-943 West Carroll Street, was approved by a 13-0 vote. The site is currently zoned M2-3 (Light Industry District). The applicant proposes to rezone the site to DX-5 (Downtown Mixed-Use District) before establishing a Planned Development to permit the construction of a 13-story (170') building with approximately 7,800 square feet of ground floor retail and commercial uses, approximately 225,000 square feet of office space, and 47 accessory, vehicular parking spaces. The applicant will seek to utilize 3.1 F.A.R. of bonus floor area through the Neighborhood Opportunity Bonus (19477; 27th Ward)
7. A motion by Linda Searl, seconded by Raul Garza, to approve a proposed amendment to Planned Development 1263, submitted by 1001 Chicago LLC, for the property generally located at 1001 West Chicago and 727 North Milwaukee Avenues, was approved by a 11-0 vote. The applicant is proposing to add personal service and indoor participant sports and recreation as permitted uses to allow for a ground floor fitness user in the existing building. No other changes are proposed prior to re-establishing PD 1263, as amended (19688; 27<sup>th</sup> Ward)

8. A motion by Gary Gardner, seconded by Mike Kelly, to approve a proposed amendment to Residential Business Planned Development No. 1230 submitted by Randolph Halsted, LLC for the property generally located at 723-741 West Randolph, 121-133 N. Halsted, and 724-726 W. Washington, was approved by a 8-0vote. The site is currently zoned Planned Development No. 1230 and DX-5, DX-7 Downtown Mixed-Use and the applicant proposes to rezone the site to a unified DX-7 Downtown Mixed-Use District then to Planned Development No. 1230, as amended. The applicant proposes to establish a 165-key hotel, 30,000 square-foot sports club, 370 dwelling units and approximately 5,000 square-feet of restaurant space, 138 accessory, vehicular parking spaces prior to re-establishing PD 1230, as amended. The applicant will seek 4.50 in bonus FAR (Floor Area Ratio), bringing the total FAR of the project to 11.5 (19377, 27<sup>th</sup> Ward)

#### Adjournment

A motion by Linda Searl, seconded by Mike Kelly to adjourn the July 19, 2018, Regular Hearing of the Chicago Plan Commission at 12:46 PM, was approved by a 8-0 vote.